



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
PIONEERTOWN MOTEL EXPANSION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Conditional Use Permit.

Project Title: Pioneertown Motel Expansion

Project No.: PROJ-2020-00077

Project Location: 5240 Curtis Road, Pioneertown, CA

Project Description: A Conditional Use Permit to expand the existing Pioneertown motel to include merging three (3) parcels, the construction of forty-seven (47) cabins, a bunkhouse, horseback riding facility, a day spa, an outdoor pool, retail buildings, a 2,995-sf restaurant, and a 3,447-sf guest-only event venue in the Special Development-Residential (SD-RES) Land Use Zoning District. The parcels, totaling 5.79-acres, will be rezoned to Rural Commercial (CR) as part of the County's Countywide Plan. The subject parcels are located in Pioneertown.

Environmental Review and Public Comment: The circulation of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

Land Use Services Department - Planning Division
15900 Smoke Tree Street, Suite #131
Hesperia, CA 92345

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> or by emailing the Planner at magda.gonzalez@lud.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND closes on **February 7, 2022, at 4:30 PM**. Please submit comments to magda.gonzalez@lud.sbcounty.gov or to:

Magda Gonzalez, Senior Planner
(760) 995-8150
County of San Bernardino
High Desert Government Center
Land Use Services Department - Planning Division
15900 Smoke Tree Street, Suite #131
Hesperia, CA 92345